

PLANNING AND DEVELOPMENT

**Commercial Final Development Plan
Applicant's Letter**

Date: Monday, March 05, 2018

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Fax #: <NO FAX NUMBER>

Applicant: CRAWFORD MURPHY & TILLY INC.

Email: DBURKUM@CMTENGR.COM

Fax #: (217) 787-4183

Engineer: CRAWFORD MURPHY & TILLY INC.

Email: DBURKUM@CMTENGR.COM

Fax #: (217) 787-4183

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2018029

Application Type: Commercial Final Development Plan

Application Name: LEE'S SUMMIT T-HANGER DEVELOPMENT PHASE I

Location: 2751 NE DOUGLAS ST, Unit:X, LEES SUMMIT, MO 64064
2751 NE DOUGLAS ST, Unit:W, LEES SUMMIT, MO 64064

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Review Status:**Required Corrections:**

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.
2. IFC 503.1.1 - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where:
 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

Action required: How is this requirement to be met and provide access to the hangar doors on the west side of the west building?

3. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required: Make the hydrant north of the proposed buildings accessible from the new drives. This hydrant was originally located to provide hydrant coverage for the structures along old Strother Road.

4. Show the location of the emergency fuel shut off for the diesel fuel tank.

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. LIGHTING FIXTURES. The Final Development Plan Report states that exterior lighting over each hangar door will be provided by a certain Lithonia floodlight fixture. To meet City ordinances, the fixture head shall be fixed at a 90-degree angle from vertical (i.e. parallel to the ground) so that the light is directed downward and so the light source is not visible from off the property.

2. PAVEMENT LIMITS.

- Please label and clarify the irregular-shaped area at the south end of the east proposed T-hangar. It appears as though it may be open area. If it is open area, the area will need to be sodded; seeding is not allowed for smaller disturbed areas. Seeding may be used to re-vegetate the larger disturbed areas along the western, eastern and northern perimeter of the project area.
- The plans show pavement only running up to the east side of the west T-hangar building. However, the 14-unit hangar building is a double-loaded structure. As shown, the 7 hangar units on the west side of the west building are inaccessible because there is no taxiway on the west side of the building.

3. T-HANGAR ELEVATIONS. Label all exterior hangar materials and colors for all four sides.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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